



THE
A-TEAM

**RE/MAX
FIRST**

206 23 Avenue, Calgary T2E 1V7

MLS®#: **A2145655**

Area: **Tuxedo Park**

Listing Date: **06/29/24**

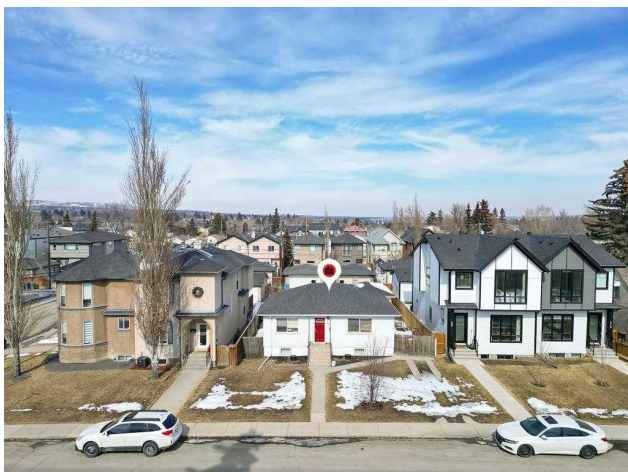
List Price: **\$814,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 19-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1949**
Lot Information
Lot Sz Ar: **5,941 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **869**
Low Sqft:
Ttl Sqft: **869**

DOM

79
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane**
Park Feat: **Alley Access,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air**
Sewer:
Ext Feat: **Private Yard,Storage**

Construction: **Concrete,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**
Int Feat: **Ceiling Fan(s),Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`3" x 12`1"	4pc Bathroom	Main	4`9" x 7`7"
Living Room	Main	16`4" x 12`4"	Kitchen	Main	13`1" x 11`3"
Bedroom	Main	11`3" x 10`5"	Foyer	Main	7`5" x 3`4"
Mud Room	Main	3`8" x 3`4"	Living Room	Basement	14`9" x 11`8"
Kitchen	Basement	16`9" x 11`8"	Bedroom - Primary	Lower	10`8" x 8`5"

3pc Ensuite bath

Basement

9`2" x 5`1"

Laundry
Legal/Tax/Financial

Basement

9`1" x 6`8"

Title:
Fee Simple
Legal Desc:

13670

Zoning:
RC-2

Remarks

Pub Rmks:

****ATTENTION DEVELOPERS AND INVESTORS! This property presents a prime redevelopment opportunity on a highly desirable street in Tuxedo park. The lot measures 50' x119', is currently zoned R-C2, offering great potential for developers and investors. The new city blanket rezoning offers the potential for even more development opportunities. It is minutes away from downtown, Foothills and Children's Hospitals, the vibrant University District, Confederation Park Golf Course and Confederation Park. This property offers an unbeatable location. The main floor includes a classic bungalow layout with large living and dining rooms and features original hardwood floors. The kitchen, complemented by an eating nook, has been updated and is highlighted with plenty of cabinet space, newer appliances. The main level is complete with two well sized bedrooms plus a 4-pc bathroom. The basement level presents an illegal suite providing extra living space or income potential. It is complete with a separate entry way, one bedrooms, three-piece bathroom and kitchen. Laminate flooring creates additional warmth and the large windows offer ample natural light. Additional features Single detached garage, deck, updated roof (house/garage). Has newer furnace and hot water tank. Whether you're looking to renovate, rebuild, or develop, this property offers endless possibilities for savvy investors and developers alike. Contact your favourite Realtor to schedule a viewing!**

Inclusions:
Property Listed By:

N/A
MaxWell Central

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123